

# Atlantic Division

## ROICC LAJES FIELD, AZORES

ROICC Report

APRIL 2003

### Project Summary:

**Contract Number: N62470-02-C-2020**

**Title and description: Replace Military Family Housing, Phase II (A/F Project # MQNA 023002)**

The work includes the construction of 54 new MFH units and the demolition of 68 existing MFH units plus the Teen Center, in three phases of work: Construct 24 units on phase I, 12 units on phase II, and 18 units on phase III, Site preparation, landscaping, pedestrian/bicycle trails and recreational areas.

**Award date:** 03/26/2002.

**% Complete:** Sub-phase I Planned -81.32%; Actual -80.31%

These percentages is for the first phase (1) of this project (24 units).

There are two additional phases of the project. The ROICC office has reviewed and approved the revision # 3 of the progress schedule, which includes the additional work and time extension for modification 12.

**Award amount (including options):** \$12,152,500.00

**Current price (including change orders and options):**  
\$13,703,447.01

**Projected total cost at completion (including all pending and potential modifications):** \$13,703,447.01

**Original Contract Completion Date (CCD):** 05/15/2004.

**Current CCD:** 12/8/2004. CCD for Subphase I: 06/18/2003

**Beneficial Occupancy Date (BOD):** 06/18/2003 (subphase I)

**Change Order Rate (all)** (\$ value of all change orders / award price; expressed as %): 12.8% (current price)

**AROICC:** Mr. Victor Hugo Borges.

**Construction Representative:** Mr. James Homan.

**A/E of record:** Baker and Associates.

**Prime Contractor:** Seth, Lda.

**Design Assessment:** (An assessment of design quality, on a scale of 1 (low) to 10 (high)) - 7

**Contractor Performance:** (An assessment of construction quality, on a scale of 1 (low) to 10 (high)) - 9

**Contractor Performance:** (An assessment of construction timeliness, on a scale of 1 (low) to 10 (high)) - 7

**Remarks:**

A synopsis of significant project events and milestones follows:

### Construction Photos



From H2, looking northeast toward K1(left), H4(center, background), I1(right).



West view of building H1 and H2 (near to far).

## **REMARKS:**

### **MARCH 2002:**

- The contract was awarded on March 26, 2002 to SETH, LDA.
- The contract award is for the Base Bid, plus Option # 1.
- The Base Bid includes buildings: Phase 1: H1 (model building), H2, H3, H4, I1, I2, K1, and K2; Phase 2: I3, I4, and H7; Phase 3: H10, H11, H12, H13, and I5.
- Option # 1 is for building H5 on Phase 2 (awarded).
- Option # 2 is for building H6, and Option # 3 is for building H8, both on Phase 2. Option # 4 is for building H9, and Option # 5 is for building I6, both on Phase 3.
- The Government reserves the unilateral right to award any and all Options to the Contractor at the bid price within 210 calendar days after the contract award.
- The Pre-Construction Conference has been scheduled for April 11, 2002.

### **APRIL 2002:**

- The Pre-Construction Conference was held on April 11, 2002.
- The points addressed on the Conference were: Contract Data, Identification of Authority of Government Representatives, Correspondence, Compliance with Base Regulations, Occupational Safety and Health, Field Arrangements, Field Specific Questions, Pre-work Contract Documents, Progress Chart, Progress Payments, Submittal Requirements, Record Drawings, Change Orders, Contractor QC, Final Acceptance & Close Out, Recap/Reminder.
- The work on the site started on April 29, 2002; the area for phase 1 was fenced around the perimeter, leaving the Playground for the time being; it will have to be demolished later during this phase of work.
- The grading and site work for unit H1 started immediately after.
- Some materials required for the lay down have already been taken to the site (Mobilization).
- The Teen Center has been scheduled to be unoccupied by May 24, 2002. All other buildings are already unoccupied.
- The A&E firm was consulted in five occasions to resolve two RFIs: Details for the beams and Omnia system on the sloped roof at the front of the Fourplex s, and the details for beam B-21 which currently conflicts with the minimum clearance underneath it. As a result of the first clarification, some additional work has to be performed on these units, which was not included on the original plans. We already issue the RFP for this change, and are waiting for the contractor's reply.

### **MAY 2002:**

- The grading and site work for building H1 continues.
- The grading and site work for building H2 has been started.
- The asbestos and lead abatement on building T-17 has been completed.
- The demolition of building T-17 has been completed.

- The Teen Center was unoccupied on May 24, 2002.
- The A&E firm finally resolved the two RFIs: Details for the beams and Omnia system on the sloped roof at the front of the Fourplex units, and the details for beam B-21 which currently conflicts with the minimum clearance underneath it. As a result of the first clarification, some additional work has to be performed on these units, which was not included on the original plans. We issued an RFP for this change, and are waiting for the contractor's reply.

### **JUNE 2002:**

- The grading and site work for building H1 has been completed. Both, the compaction and soil bearing tests have also been completed.
- The grading and site work for building H2 continues.
- The asbestos and lead abatement on building T-21 has been completed.
- The demolition of building T-21 has been completed.
- The asbestos and lead abatement on building T-18 has been completed.
- The demolition of building T-18 has been completed.
- The asbestos and lead abatement on building T-14 has been completed.
- The demolition of building T-14 has been started.
- The recycling equipment for the fill material (Crusher and Sieve) has been moved to the site, to reduce the traffic of heavy trucks at the Base Housing and DOD School areas.
- The ROICC office issued a modification for the resolution of both RFIs: The details for the beams and Omnia system on the sloped roof at the front of the Fourplex units, and the details for beam B-21 which currently conflicts with the minimum clearance underneath it.
- The water distribution system for the project was not included in the scope of the project; instead it was programmed to be done by the Government. The 65<sup>th</sup> CES does not possess the resources to do such work. The ROICC office issued an RFP to the Contractor in order to get a quotation for such work, once the funding approval was received from LANTDIV HQ.

### **JULY 2002:**

- The foundation work for building H1 has been completed. CMU walls are currently under construction.
- The foundation work for building H2 has been completed.
- The foundation work for building H3 is currently being constructed.
- Compaction for foundations on building I2 is currently being done.
- All the demolition of the existing buildings on Sub-Phase I of this project has been completed, including the removal of all hazardous materials.
- This office issued an RFP for the following items: Communication handholes, re-routing of power for the existing units located at Sub-Phases II and III of this project, and the communication panels for the buildings.
- All the submittal process is proceeding satisfactory.

## **AUGUST 2002:**

- CMU walls for buildings H1 and H2 are currently under construction. Also the constructions of the structural members (columns, beams and slabs) are currently being done.
- The foundation work for building H3 has been completed. CMU walls and the structural members in the building are currently under construction.
- Formwork and reinforcing steel placement for foundations on building I2 is currently being done.
- This office is waiting for the proposal from the contractor for the following items: Communication handholes, re-routing of power for the existing units located at Sub-Phases II and III of this project, and the communication panels for the buildings.
- Due to the location of existing communication lines (telephone cables), this office had to do additional coordination with the 65<sup>th</sup> Communications Squadron in order to relocate these lines, and minimize the impact to the project. The construction of buildings I2 and H4 were affected by it.
- Currently the construction of building H4 has been stopped pending on the relocation of the telephone lines.
- The contractor is experiencing problems with the delivery of materials to the island; specifically the welded wire mesh required for the slabs has not been shipped from Newport News port.

## **SEPTEMBER 2002:**

- CMU walls for building H1 have been completed. The remaining structural item in this building is the placement of concrete for the OMNIA slab on the roof.
- The construction of building H4 has been reinitiated after the Communications Squadron performed the relocation of the telephone lines.
- Work continues on the following units: H2, H3, I2.
- Work has been started on the following units: K2, H4, I1, and K1
- The ROICC office received the proposal from the contractor for the following items: Communication handholes, re-routing of power for the existing units located at Sub-Phases II and III of this project, and the communication panels for the buildings. The ROICC office held negotiations with the contractor and agreed on time/price for this additional work. Currently the Modification for these items is being issued.
- On September 10, 2002 the ROICC office received an e-mail from the Engineering Flight asking if the transformers for the project could be changed from 60 Hz to 50 Hz units. The ROICC office replied suggesting to approach the designer of record in order to consult them for the requirements.
- The percentage of WIP for this period is 16% (quantity paid to the contractor).
- The contractor received the welded wire mesh required for the slabs on September 22, 2002. They had been experiencing some problems with the delivery of materials, which had not been shipped from Newport News port.
- On September 12, 2002 TSgt. Kraft sent an e-mail regarding the possible impact on the transformers once the change to commercial power takes place; specifically on having the 60 Hz units working on 50 Hz power. On this regard the ROICC office replied on September 16, 2002 advising to consult with ACC USAFE and the A&E of record in order to have the Specifications reviewed for it, and to generate a Customer Request for the change if the 65<sup>th</sup> CES deemed appropriate.

## **OCTOBER 2002:**

- All structural items in building H1 have been completed.
- All structural items in building H2 have been completed.
- Work continues on the following units: H3, I2, K2, H4, I1, and K1.
- All units on sub-phase 1 are currently under work.
- On September 10, 2002 the ROICC office received e-mail from the Engineering Flight asking if the transformers for the project could be changed from 60 Hz to 50 Hz units. The ROICC office replied suggesting to approach the designer of record in order to consult them for the requirements. Mr. Gary Campbell from the 65th CES Electric shop supplied the desired specification for the new transformers on the 14<sup>th</sup> of October. The contractor was given an Unfinalized Modification on the 17<sup>th</sup> of October following this specification and the estimated price from the 65<sup>th</sup> CES. The contractor presented the specifications to the manufacturer; the cost for the desired units would have significantly exceed the estimated amount; therefore the manufacturer presented to contractor, and this in turn presented to the ROICC office a proposed specs for the units, and these were presented to Mr. Campbell, who agreed with them. On the 31<sup>st</sup> of October we issued a revised schedule A for the requirements concurring with their proposed specs. The modification will be Finalized once this office receive the information from the contractor regarding time and money for the change, in order to carry out the needed negotiations.
- The period to award the additional options for this contract has already past. In order to do the award for additional units, these have to be incorporated in the scope of work.
- Following the lead from ACC and USAFE, this office approached the contractor, and in a meeting with Mr. Pedro Costa from Seth LDA on the 23<sup>th</sup> of October presented an offer for the construction of three Fourplexes buildings with the available funds of 1,750,000.00, along with the BOD of buildings as they became available, and the water taps for the new units at no cost. Mr. Costa replied to our office on the 31<sup>st</sup> of October with a proposal for two Fourplexes buildings and one Duplex for the same amount of money, and all the other conditions remaining the same. This office contacted LANTDIV HQ to inform about the situation, and to recommend not awarding the Duplex, which is not cost effective. LANTDIV HQ instructed this office to stand by until all the Air Force agencies involved came with a coordinated plan of action for this purpose, and redistribute the money between the two ongoing projects in order to carry it out.

## **NOVEMBER 2002:**

- All structural items in building H3 have been completed.
- Work continues on the following units: H1, H2, H3, I2, K2, H4, I1, and K1.
- All units on sub-phase 1 are currently under work.
- The ROICC office received the proposal from the contractor for the transformers (50 Hz, 167 KVA units) with a total cost of \$ 16,911.42 and 89 additional calendar days. After reviewing the proposal, it was found that as fair and reasonable \$ 16,611.42 and 36 additional calendar days.
- In order to avoid such time impact, the ROICC office requested to Mr. Gary Campbell to provide three units to the contractor, and then these units will be provided back to the Electrical shop once the contractor receive the units they purchased. By direction from Maj. Anthony Ramage, the property will be transferred with the warranties on each case.
- The Finalized modification for the transformers is being processed.

- The ROICC office also received the contractor proposal for the Primary Metering, with a total cost of \$ 12,395.75 and zero calendar days. The Definitized modification for the primary metering is being processed.
- The period to award the additional options for this contract has already past. In order to do the award for additional units, these have to be incorporated in the scope of work (G&A).
- As part of the strategy to get more buildings awarded, ACC has scheduled to transfer funds from MFH phase I project to this project; after coordinating with Capt. Palmer at the Engineering flight (65<sup>th</sup> CES), LtCol. Crow (ACC) agreed to transfer \$ 500,000.00 from phase I Housing. Capt. Palmer suggested that by transferring this amount, it will give enough funds to the project to award two more Fourplexes and also have balanced contingency funds between both projects. The ROICC office concurs with Capt. Palmer's approach.
- The ROICC office is currently awaiting the transfer of the funds in order to initiate the G&A for the two fourplexes, and include the re-phasing of the project (to allow the Government get possession of the buildings as they become available and thus facilitate the movement of the families to the new units), and the water tabs for the new buildings. The ROICC office will wait a prudent time before proceeding with the other items listed above, if the funds are not transferred in a timely manner, in which case this office will process a modification for these items alone.

#### **DECEMBER 2002:**

- Work continues on the following units: H1, H2, H3, I2, K2, H4, I1, and K1.
- All units on sub-phase 1 are currently under work. A detailed status of the progress of the project is as follows:
- Building H1 (72% complete) has the following status: Structure is 100% complete, plumbing 60%, electrical installations 40%, and exterior stucco 90%.
- Buildings H2, H3, I2, H4 and K2 (65% complete) have the following status: Structure is 100% complete.
- Buildings K1 and I1 (52 % complete) have the following status: Roof slabs have to be finished to complete the structure.
- Exterior work (0% complete) has not been started.
- The demolition of all existing buildings for phase 2.1 (100% complete) has been completed.
- Mr Gary Campbell informed to the ROICC office that it would not be possible to provide the requested transformers to avoid the time impact due to the fact that the transformers that they have in stock are rated for 60 Hz and not 50 Hz, as it was previously believed. The ROICC office informed the contractor about this situation and requested to expedite the delivery of three of the units in order to minimize the time impact for the project. This office still does not know the total repercussion of the latest developments for these items (lack of specifications in a timely manner, lack of units here at Lajes to get them as GFE, and finally the fabrication and arrival time of the new units to the island).
- The period to award the additional options for this contract has already past. In order to do the award for additional units, these have to be incorporated in the scope of work (J&A).
- The ROICC office is currently awaiting the transfer of the funds in order to initiate the J&A for the two fourplexes, and include the re-phasing of the project (to allow the Government get possession of the buildings as they become available and thus facilitate the relocation of the families to the new units), and the water tabs for the new buildings. The ROICC office will wait a prudent time before proceeding with the other items listed above, if the funds are not transferred in a timely manner, in which case this office will process a modification for these items alone.

- There are several other factors that this office took the initiative to foresee that have or will impact the project completion dates. To be more specific, here is the list:
  1. The water tabs for the buildings is part of the negotiated package that we have presented to the contractor in October 2002. The contractor has agreed to perform the water tabs at no cost (as part of the package) but there still exist a time impact of 19 days for this part of the work.
  2. The 65th CES requested to change the following items: Place a curb in the garage area under the mechanical room walls, stair trims wall insulation and cast iron tubs. For this work the ROICC office has estimated 15 additional calendar days. This has not been negotiated with the contractor yet, and has not received their estimate for time impact either.
  3. The change of the communication panels, to meet the requirements made by the Communication Squadron on phase I project. No additional time required.
  4. Unforeseen weather conditions (Specs section 01014): Between the beginning of the project and the 31 December 2002, there have been 16 calendar days of abnormal weather, that will be considered in the contract. The contractor has not presented any request on this regard. The ROICC office keeps these calculations in the records and has an automatic calculation system where the data from the official Lajes climatologic data is input.
  5. There have been several delays in the delivery of materials to the island from CONUS, such as plywood, welded wire fabric, interior and exterior sewer pipe and accessories, and Gypsum wallboard. The total time impact for these delays is still to be determined.
- Most of the work was reduced to a minimum between 21 December 2002 and 5 January 2003, to allow all the personnel from Mainland Portugal to take Christmas leave. Only minimal activities took place during this period of time.

### **JANUARY 2003:**

- Work continues on the following units: H1, H2, H3, I2, K2, H4, I1, and K1. All units on sub-phase 2.1 are currently under work.
- All the structural work has been completed on the buildings on sub-phase 2.1.
- Upper roof work (structural and tiles) have been completed on buildings H1, H2, H3 and I2.
- Window preparation has been completed on buildings H1 and H2.
- The metal studs for the sheetrock on building H1 has been started.
- Electrical, mechanical and plumbing installation continues on buildings H1 and H2.
- Exterior work (0% complete) has not been started.
- The demolition of all existing buildings for phase 2.1 (100% complete) has been completed.
- The period to award the additional options for this contract has already past. In order to do the award for additional units, these had to be incorporated in the scope of work through a J&A document.
- The transfer of the funds from phase I to phase II housing has been done. The ROICC office issued an RFP to the contractor in order to award the additional two fourplex buildings, include the re-phasing of the project (to allow the Government get possession of the buildings as they become available and thus facilitate the relocation of the families to the new units), the water tabs for the new buildings, and all pending items. The final negotiations with the contractor are projected for the first week of February.
- All the crews have returned to the site; work continues on schedule.
- A total of 24 sliding glass doors were damaged during transportation. The contractor has re-ordered the new doors to replace the damaged ones.

## **FEBRUARY 2003:**

- Work continues on the following units: H1, H2, H3, I2, K2, H4, I1, and K1. All units on sub-phase 2.1 are currently under work.
- Upper roof work (structural and tiles) is complete on buildings H1, H2, H3, H4 and I2.
- Windows have been installed on buildings H1 H2 and H3. (A few yet to be installed)
- The metal stud interior walls are complete in building H1.
- The metal stud interior walls have been started in buildings H2 and H3.
- Electrical, mechanical and plumbing installation continues on buildings H1, H2, H3, H4, and I2.
- Exterior work (0% complete) has not been started.
- The period to award the additional options for this contract has already past. In order to do the award for additional units, these had to be incorporated in the scope of work through a J&A document.
- The ROICC office negotiated with the contractor in order to award the additional two fourplex buildings, include the re-phasing of the project (to allow the Government get possession of the buildings as they become available and thus facilitate the relocation of the families to the new units), the water tabs for the new buildings, and all pending items. Finalization of Modification 12 is in the works, and will be completed in March.
- Weather and delivery of materials continues to have a slight impact on progress.

## **MARCH 2003:**

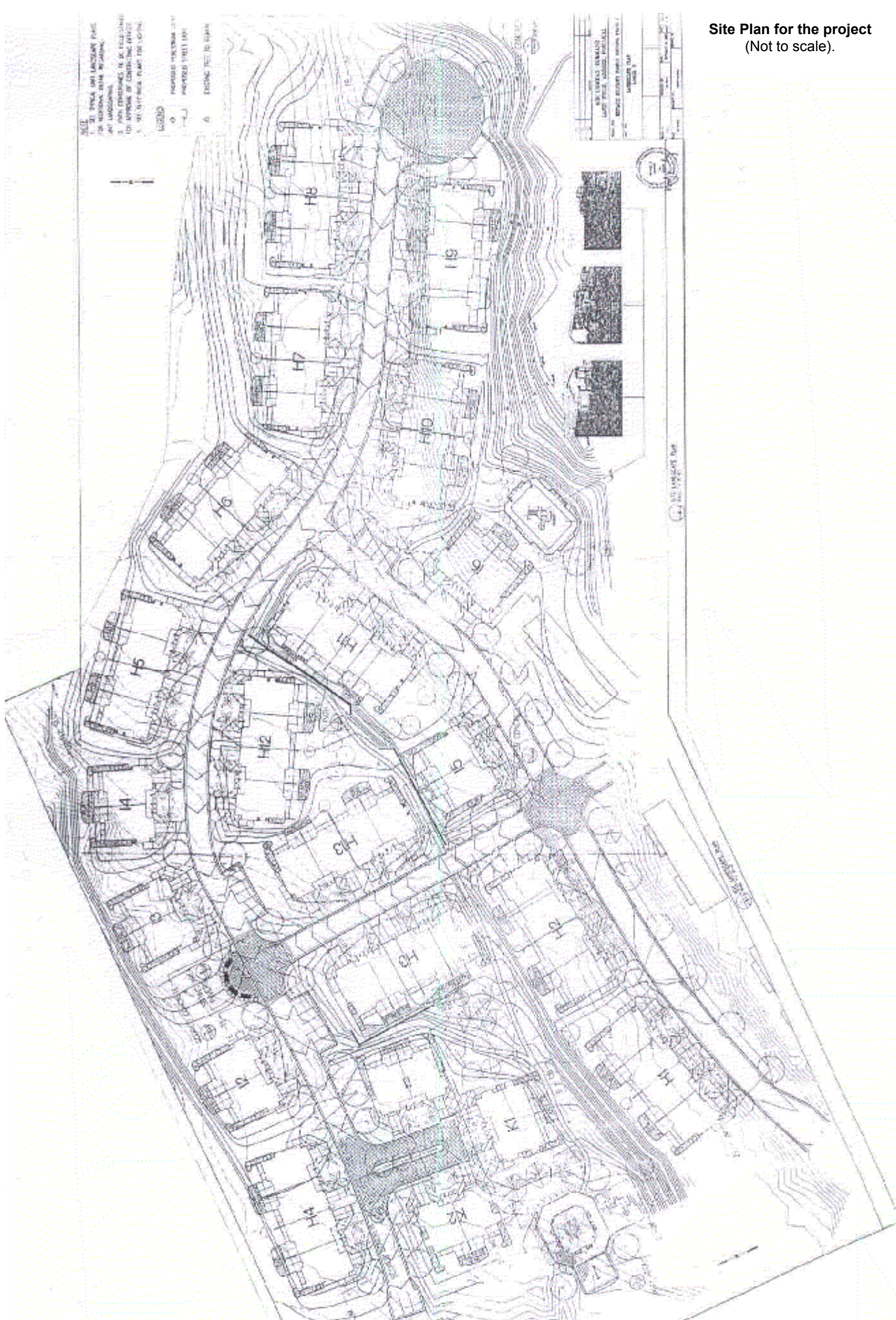
- Work continues on the following units: H1, H2, H3, I2, K2, H4, I1, and K1. All units on sub-phase 2.1 are currently under work.
- Upper roof work (structural and tiles) is complete on all buildings.
- Windows have been installed on buildings H1 H2 and H3. Work continues on all buildings.
- The metal stud interior walls are complete in building H1.
- The metal stud interior walls have been started in buildings H2 and H3.
- Electrical, mechanical and plumbing installation continues on buildings H1, H2, H3, H4, and I2.
- Exterior work has been started in front of H3.
- The ROICC office negotiated with the contractor in order to award the additional two fourplex buildings, include the re-phasing of the project (to allow the Government get possession of the buildings as they become available and thus facilitate the relocation of the families to the new units), the water service lines for the new buildings, and all pending items. Finalization of Modification 12 is in the works, and will be completed in April.
- Weather and delivery of materials continues to have a slight impact on progress.
- Underground utility work has started, and is progressing slowly.
- Continuation of communication line from phase 1 to phase 2 has begun.
- Contractor requested and received authority to move office and storage trailers from subphase 1 into subphase 2, to allow sitework/landscaping to be accomplished.

## **APRIL 2003:**

- Work continues on the following units: H1, H2, H3, I2, K2, H4, I1, and K1. All units on sub-phase 2.1 are currently under work
- Upper roof work (structural and tiles) is complete on all buildings
- Windows have been installed on buildings H1 H2 and H3. Work continues on all buildings
- The metal stud interior walls are continuing in most units



- Kitchen cabinets have been installed in one unit as a sample for all other units
- 50Hz transformers have been received from the supplier
- Interior electrical and plumbing (rough) underway in H1 and H2
- Electrical, mechanical and plumbing installation continues on all buildings in subphase 1
- Water service lines, sanitary sewer, and storm water sewer are in progress in front of H1, H2, and H3
- Modification 12 was signed by the contracting officer on April 12th
- Doors and garage doors have been started in H1 and H2
- Continuation of communication line from phase 1 to phase 2 has begun
- Modification 13, a design omission in the kitchen cabinets is in the works, a shelf was omitted in the drawings. An RFP was sent to the contractor, awaiting response.



Site Plan for the project  
(Not to scale).